


TOWN OF LOS ALTOS HILLS

MEMORANDUM

DATE: February 26, 2009

TO: Honorable Mayor and Councilmembers

FROM: Karen Jost, City Clerk 

RE: Notification of Fast Track Approval –  
Lands of March

At the February 17, 2009 Fast Track Meeting, the Planning Director approved the following application:

LANDS OF MARCH; 13101 La Paloma Road (File #237-08-ZP-SD) A Request for a Site Development Permit for a pool covered by a 1,253 square foot greenhouse, a 461 square foot second story addition to an existing workshop (Maximum height 24' 3") and a 100 square foot garden shed. CEQA Review: Categorical Exemption per Section 15303 (e) (Staff: D. Keyon)

Copies of the recommended conditions of approval and the staff report are attached. If you wish to appeal this application and review it at a future City Council meeting, you may indicate your intention to appeal in a written request to the City Clerk, or appeal it at the Regular City Council Meeting of February 26, 2009.

- **Appeal Deadline: March 11, 2009**

Thank you.

# Town Of Los Altos Hills

February 17, 2009

## *Fast Track Hearing Fact Sheet*

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**Project Description:** Swimming pool structure, addition to existing workshop, and construction of new welding shop.

**File Number:** 237-08-ZP-SD

**Site Address:** 13101 La Paloma Road

**Owner(s):** Hugh March

**Staff Planner:** David Keyon, Associate Planner

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### **Site Data:**

*Net Lot Area:* 2.438 Acres  
*Average Slope:* 15.2%  
*Lot Unit Factor:* 2.166

### **Floor and Development Area:**

<i>Area</i>	<i>Maximum</i>	<i>Proposed</i>	<i>Existing</i>	<i>Increase</i>	<i>Left</i>
Development	28,266	12,131	9,464	2,667	16,135
Floor	12,433	6,328	4,340	1,988	6,105

**Height:** *Maximum* *Proposed:* *workshop* *pool structure*

On Vertical Plane	27 ft.	24 ¼ ft.	11 ½ ft.
Lowest to Highest	35 ft.	24 ¼ ft.	11 ½ ft.

**Setbacks:** *Minimum* *Proposed:*

		<i>workshop</i>	<i>pool structure</i>	<i>shed</i>
Front	40 ft.	43 ft.	138 ft.	42 ft.
Sides	30 ft.	40 ft. & 216 ft.	50 ft. & 164 ft.	32 ft.
Rear	30 ft.	400 ft.	278 ft.	318 ft.

**Parking:** Four (4) existing parking spaces, two in garage, one in workshop, and one uncovered parking space.

**Grading:** 70 cu.yds. cut  
70 cu.yds. fill

**Sewer/Septic:** Sanitary Sewer.

**Environmental Design & Protection Committee:** Requests standard condition on limits to skylight lighting and mitigation of neighbors' view on west side.

**Pathways Committee:** No dedication or in-lieu fees required.

CONDITIONS FOR A SITE DEVELOPMENT PERMIT  
FOR A COVERED SWIMMING POOL, RECONSTRUCTION OF EXISTING  
ACCESSORY STRUCTURE WITH SECOND STORY ADDITION AND ATTACHED  
DECK, AND A NEW SHED

LANDS OF MARCH, 13101 LA PALOMA ROAD  
File #237-08-ZP-SD

PLANNING DEPARTMENT

1. No other modifications to the approved plans are allowed except as first reviewed and approved by the Planning Director or the Planning Commission, depending on the scope of the changes.
2. **After completion of rough framing and prior to the time of the pre-rough framing inspection by the Planning and Engineering Departments**, the applicant shall submit a landscape screening and erosion control plan for review by the Site Development Committee. Particular attention shall be given to plantings which will be adequate to break up the view of the new structures from surrounding properties and streets. **All landscaping required for screening purposes and for erosion control (as determined by the City Engineer) must be installed prior to final inspection of the new residence.**
3. A landscape maintenance deposit in the amount of \$5,000 shall be posted *prior to final inspection*. An inspection of the landscape to ensure adequate establishment and maintenance shall be made two years after the installation. The deposit will be released at that time if the plantings remain viable.
4. *All new exterior lighting fixtures shall have white/frosted/etched glass enclosures or be shielded light fixtures. Seeded or bent glass is not acceptable.* No landscape or site lighting is approved with this plan. Landscaping and site lighting shall be reviewed with the landscape screening plan. All lighting must comply with the Town's Lighting Policy *prior to final inspection*.
5. *Prior to requesting the foundation inspection*, a registered civil engineer or licensed land surveyor shall certify in writing and state that "*the location of the covered swimming pool, re-built accessory structure (workshop), decks, and shed are no less than 40' from the front property line and 30' from the side and rear property lines.*" The elevation of the residence shall be similarly certified in writing to state that "*the elevation of the residence matches the elevation and location shown on the approved Site Development plan.*" The applicant shall submit the stamped and signed letter(s) to the Planning Department *prior to requesting a foundation inspection*.

6. If utilized, skylights shall be designed and constructed to reduce emitted light. No lighting may be placed within skylight wells.
7. Air conditioning units and swimming pool equipment shall be located a minimum of 40' from the front property line and 30' from the side and rear property lines.
8. No new fencing or gates are approved. Any new fencing or gates shall require review and approval by the Planning Department *prior to installation*.
9. Fire retardant roofing (class A) is required for all new construction.
10. For swimming pools, at least one of the following safety features shall be installed to the satisfaction of the Town Building Official:
  - a. The pool shall be isolated from access to the residence by an enclosure (fencing).
  - b. The pool shall be equipped with an approved safety pool cover.
  - c. The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
  - d. All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
11. Standard swimming pool conditions:
  - a. Lights shall be designed so that the source is not visible from off-site.
  - b. Drainage outfall structures shall be constructed and located to the satisfaction of the City Engineer.
  - c. Pool equipment shall be enclosed for noise mitigation and screening. The pool equipment enclosure shall be screened with landscaping and may not encroach into any required setbacks.
12. All existing Blue Gum (*E. globulus*), Pink Ironbark (*E. sideroxylon rosea*), River Red Gum (*E. camaldulensis*), Swamp Gum (*E. rudis*), Honey Gum (*E. melliodora*), or Manna Gum (*E. viminalis*) eucalyptus trees on the property located within 150' of any structures or roadways shall be removed *prior to final inspection* of the new residence. Removal of eucalyptus trees shall take place between the beginning of August and the end of January to avoid disturbance of nesting birds protected under the Federal Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game Code Section 3500 et seq unless a nesting bird survey is first conducted and there is a determination that there are no active nests within the tree.

13. The "lean-to" adjacent to the yard equipment shed encroaching into the west property line side setback shall be removed *prior to final inspection*. No structures may encroach into the setbacks.

#### ENGINEERING DEPARTMENT

14. The site drainage associated with the proposed development must be designed as surface flow wherever possible to avoid concentration of the runoff. The proposed drainage shall be designed to maintain the existing flow patterns. Final drainage and grading shall be inspected by the Engineering Department and any deficiencies corrected to the satisfaction of the Engineering Department *prior to final inspection*. A final letter shall be submitted from the project engineer stating that the site grading and drainage were constructed in conformance with the approved plans and recommendations *prior to final inspection*.
15. Any, and all, changes to the approved grading and drainage plan shall first be approved by the Town Engineering Department. No grading shall take place during the grading moratorium (October 15 to April 15) except with prior approval from the City Engineer. No grading shall take place within ten feet of any property line.
16. Two copies of an erosion and sediment control plan shall be submitted for review and approval by the Engineering Department *prior to acceptance of plans for building plan check*. The contractor and the property owner shall comply with all appropriate requirements of the Town's NPDES permit relative to grading and erosion/sediment control. All areas on the site that have the native soil disturbed shall be protected for erosion control during the rainy season and shall be replanted *prior to final inspection*.
17. The property owner shall inform the Town of any damage and shall repair any damage caused by the construction of the project to pathways, private driveways, and public and private roadways, *prior to final inspection and release of occupancy permits* and shall provide the Town with photographs of the existing conditions of the roadways and pathways *prior to acceptance of plans for building plan check*.
18. Two copies of a grading and construction operation plan shall be submitted by the property owner for review and approval by the City Engineer and Planning Director *prior to acceptance of plans for building plan check*. The grading/construction operation plan shall address truck traffic issues regarding dust, noise, and vehicular and pedestrian traffic safety on La Paloma Road and surrounding roadways; storage of construction materials; placement of sanitary facilities; parking for

construction vehicles; and parking for construction personnel. A debris box (trash dumpster) shall be placed on site for collection of construction debris. Arrangements must be made with the **GreenWaste Recovery, Inc.** for the debris box, since they have a franchise with the Town and no other hauler is allowed within the Town limits.

#### FIRE DEPARTMENT

19. Welding or other hot work (in the shed or workshop) must conform to Chapter 26 and 30 of the 2007 CFC and NFPA 51. Please contact the Fire Department to determine proper procedures for required HAZMAT permits, if any.
20. **Fire Sprinklers Required:** An automatic residential fire sprinkler system approved by the Santa Clara County Fire Department shall be included in all portions of the new detached greenhouse (structure covering the pool) and the modified accessory structure (workshop). Three sets of plans prepared by a sprinkler contractor shall be submitted to the Santa Clara County Fire Department (14700 Winchester Blvd., Los Gatos, CA 95032) for review and approval. The sprinklers shall be inspected and approved by the Fire Department, **prior to final inspection and occupancy of the new residence.**
21. **Emergency access gate requirements:** Any gate installations shall conform with Fire Department Standard Details and Specification G-1 and, when open shall not obstruct any portion of the required width for emergency access roadways or driveways. Locks, if provided, shall be fire department approved prior to installation.
22. **Premises identification:** Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background.

*Please call 650-941-7222 extension 235 to schedule a final inspection with the Planning and Engineering Departments at least two weeks prior to scheduling the final building inspection approval.*

**CONDITION NUMBERS 16, 17, AND 18 SHALL BE COMPLETED AND SIGNED OFF BY TOWN STAFF PRIOR TO ACCEPTANCE OF CONSTRUCTION PLANS FOR PLAN CHECK BY THE BUILDING DEPARTMENT.**

NOTE: This Site Development permit is valid for one year from the approval date (until **February 17, 2010**). All required building permits must be obtained within that year and work on items not requiring a building permit shall be commenced within one year and completed within two years.

**CONDITIONS OF APPROVAL ACCEPTANCE:**

I hereby accept the above conditions of approval.	
Property Owner Signature (237-08-ZP-SD)	/      / Date

